19-52-

File No. 53/48

P & E

R Hd BC DEPARTMENT

BRANCH

Subject :—

Bombay Bldg Control Act—

(Ltr on file 53/48 XXXVII)

53/48

File No.

Std. Sectt. Slip 24-A

Submitted with reference to the letter dated 26/7/52 from the D. M., Byapur, wherein he has proposed that a permit under the Building Control Act 1948 be given to Shri B. Y. Shah, to complete the construction of the Gokul Talkies.

2. More than 50% of the Gokul Talkies had been constructed by 1944-45, when further construction had to be stopped due to financial and other difficulties. A temporary cinema license had however been given to Shri Shah on 18-11-1948 and films were shown in this sort of temporary cinema theatre upto 15-6-57, but since then the license has not been renewed because the building is in an incomplete state.

3. Now in cases of cinema theatre buildings which were in the course of construction when the Building Control Act, 1948 was introduced and whose construction had to be stopped because of Act, we have laid down as our policy that where a large capital is locked up or more than half the building has been completed before the Act, permission may be given to complete the construction.

4. The Gokul Talkies was under construction long before the Act was introduced — (the Ordinance was promulgated in Jan 1948 and it was replaced by the Act in April 1948) — and about more than 50% of the construction had been completed by 1944-45. In this case completion of the building was in no way hampered because of the Act. The construction was

stopped for private reasons and there were easily three years between the time construction had to be stopped and the coming into force of the building regulations. So really it cannot be said that the construction has suffered because of the Act.

5. For the work of completion of the Gokul Talkies, 10,000 bricks, 30 tons of cement, 4300 Sq. ft. A.C. Sheets and 200 cwts of steel are required. These are all materials specified under the Act. The quantities of materials required are considerable and quite a major portion of the construction remains to be done. The supply position of these essential building materials is still acute.

Case file

6. We have refused permission to the Ruachand Chitra Mandir, Jalgaon even when more than 50% the work had been done and the construction had been brought to a stop only because of the Act.

X of P. See Stops B+ below

7. In view of the above and especially in view of paras 4 & 5 above we may refuse permission under the Building Control Act 1948 for completion of the Gokul Talkies

A

KL
31/7/52

Incidentally in the [redacted] the Collector of D+I, the Proprietor has stated that he would procure cement of certain brands for which there is no Govt control. Excepting imported cement (on which there is any price control) other cement is under control in this State in the matter of distribution. As there are no imports of cement at present, the Proprietor's statement is not understood

A. S. (Shri P.) Secretary of M. (Housing)

1/8/52

A at A.

WMD 1/8

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1/8/52

on Erection) Act, 1948 necessary approval for the grant of permission to make additions and alterations to the existing building as shown in the sketch enclosed by using the necessary specified materials may kindly be accorded immediately as I am required to give a reply to the applicant before 24-8-1952 in view of the provisions contained in section 4(3) of the Bombay Building (Control on Erection) Act,1948. The application in the prescribed form and its enclosures are sent herewith for favour of perusal.

O.C.signed
by the D.M.

For District Magistrate, and
Controller Buildings,
Bijapur.

Immediate

No. 53/48/29978-F.
L.0440.
S.(A.) Fort. Bombay
8th Aug. 1952.

Subject:— Additions and alterations to the existing building of Gokul Sathies, Kandhi

The u.s.f.c. to the D.S.P.-cum-Controller of Buildings, Bijapur and with ref. to his No. P.C.L. 24-1/1 dated the 26/7/52, is directed to state that his sanction to grant a permit to Shri B.F. Shah under the Bombay Building Control on Erection Act 1948 to complete the existing building of the Gokul Sathies, is not approved. The case papers together with the sketch plans are returned herewith.

By Order...
7/8/52
Asstt. Sec...
L.0440.

ISSUED
Date 8/8/52

7/8/52

295

EXPRESS LETTER.

53/48

F 14-8 .32425 3555

No.P.C.L. 24.
Office of the Dist.Magte.,
Bijapur, 9-8-1952

The Secretary to Government,
Labour and Housing Department,
Bombay.

Subject : Bombay Building (Control on Erection)Act. 1948.
Permission to make additions and alterations to the existing building of Gokul Talkies Mudhol.

Reference: This office even No. dated 26-7-1952.

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Immediate orders are solicited.

For District Magistrate and Contreller of Buildings, Bijapur.

Link 2

~~Orders~~

~~Orders have issued~~

Orders have issued on 8/8/52. 53

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